



**AN ORDINANCE APPROVING THE  
RIVERSIDE DRIVE PROPERTY REZONING  
AND ADOPTION OF THE ZONING MAP AMENDMENTS**

**THAT WHEREAS**, the Town of Sunset Beach has enacted a Unified Development Ordinance and other land use ordinances that control land development within both the Town's incorporated areas and within its extraterritorial area; and

**WHEREAS**, in order to promote the public health, safety and general welfare and to promote the best interests of the town and community, it is necessary from time to time for the Town Council to consider appropriate revisions, modifications and additions to the town's Unified Development Ordinance; and

**WHEREAS**, Staff discovered that the Riverside Drive Subdivision contained parcels lying within the CR-1 and BR-2 zones and in some cases both zones applied to an individual parcel; and

**WHEREAS**, the Planning Board has reviewed and considered the rezoning for the Riverside Drive Subdivision (Lots 27 – 94) and has determined the rezoning to be consistent with the Town's comprehensive plan and recommends that the entire subdivision be rezoned to ensure that all properties within the Subdivision are zoned BR-2; and

**WHEREAS**, pursuant to N. C. General Statutes and town ordinances, a public hearing, properly noticed, was held on March 6, 2017, where public comment was heard and considered by the Town Council regarding this issue; and

**WHEREAS**, the Town Council finds that the property rezoning and the zoning map amendments are (i) consistent with Policy 30 of the Town's comprehensive plan (2010 Town of Sunset Beach CAMA Land Use Plan) stating that "Any official Town land use and development related actions (e.g. re-zonings) shall remain consistent with the policies adopted in the Land Use Plan" and (ii) is consistent with the Town's Future Land Use Classification Map as particularly described in Section 9; and

**WHEREAS**, the Town Council further finds that the approval of the property rezoning

and the zoning map amendments are reasonable and in the public interest in that the (i) rezoning correct a zoning boundary discrepancy to ensure development within the Riverside Subdivision may proceed as intended when approved in June 2015 and (ii) that property owners are not subject to such discrepancy and therefore may proceed with building plans as intended upon property conveyance.

**NOW, THEREFORE, BE IT ORDAINED** by the Sunset Beach Town Council that the rezoning shall include all applicable parcels of land within the Riverside Drive Subdivision as particularly described on Plat Book 90, Page 81 to 85 of the Brunswick County Register of Deeds and for certainty of description of PIN and Parcel Ids as follows:

PIN	Acres	PARCEL ID	PIN	Acres	PARCEL ID
105409156433	0.24	256ND00124	105409252662	0.14	256ND00137
105409155482	0.23	256ND00123	105410255608	0.15	256ND00142
105409155430	0.21	256ND00122	105409252611	0.13	256ND00136
105409154398	0.21	256ND00121	105409251569	0.15	256ND00135
105409154346	0.19	256ND00120	105409254606	0.15	256ND00140
105409154304	0.18	256ND00119	105409253655	0.15	256ND00139
105409153352	0.17	256ND00118	105410256609	0.15	256ND00144
105409153310	0.16	256ND00117	105410353971	0.15	256ND00160
105409152268	0.16	256ND00116	105410352878	0.15	256ND00158
105409151267	0.20	256ND00114	105410258745	0.14	256ND00149
105409057027	0.30	256ND00105	105410351884	0.14	256ND00156
105409058127	0.26	256ND00107	105410366190	0.22	256ND00167
105409057166	0.40	256ND00106	105410367193	0.20	256ND00169
105409058179	0.25	256ND00108	105410257753	0.14	256ND00147
105409059211	0.24	256ND00109	105410352836	0.14	256ND00157
105409059263	0.24	256ND00110	105410354923	0.15	256ND00161
105409150215	0.25	256ND00111	105410258797	0.14	256ND00150
105409150266	0.23	256ND00112	105410355968	0.21	256ND00164
105409151216	0.21	256ND00113	105410257701	0.14	256ND00146
105409152218	0.18	256ND00115	105410368178	0.14	256ND00171
105409159572	0.16	256ND00131	105410355916	0.18	256ND00163
105409159520	0.16	256ND00130	105410257794	0.13	256ND00148
105409158488	0.16	256ND00129	105410353829	0.15	256ND00159
105409158437	0.16	256ND00128	105410351833	0.13	256ND00155
105409157486	0.18	256ND00127	105410259748	0.14	256ND00151
105409157435	0.22	256ND00126	105410256751	0.14	256ND00145
105409156484	0.22	256ND00125	105410369224	0.25	256ND00172
105409251517	0.14	256ND00134	105410367141	0.20	256ND00168

105409250565	0.15	256ND00133	105410350882	0.14	256ND00154
105409250523	0.16	256ND00132	105410259799	0.15	256ND00152
105410255659	0.15	256ND00143	105410366057	0.24	256ND00166
105409254657	0.15	256ND00141	105410356942	0.13	256ND00165
105409253604	0.14	256ND00138	105410368135	0.17	256ND00170
105410350831	0.15	256ND00153	105410354974	0.15	256ND00162

**NOW, THEREFORE BE IT FURTHER ORDAINED** by the Sunset Beach Town Council that the Sunset Beach North Carolina Zoning Map be amended to incorporate the approved rezoning.

This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Town of Sunset Beach

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk